

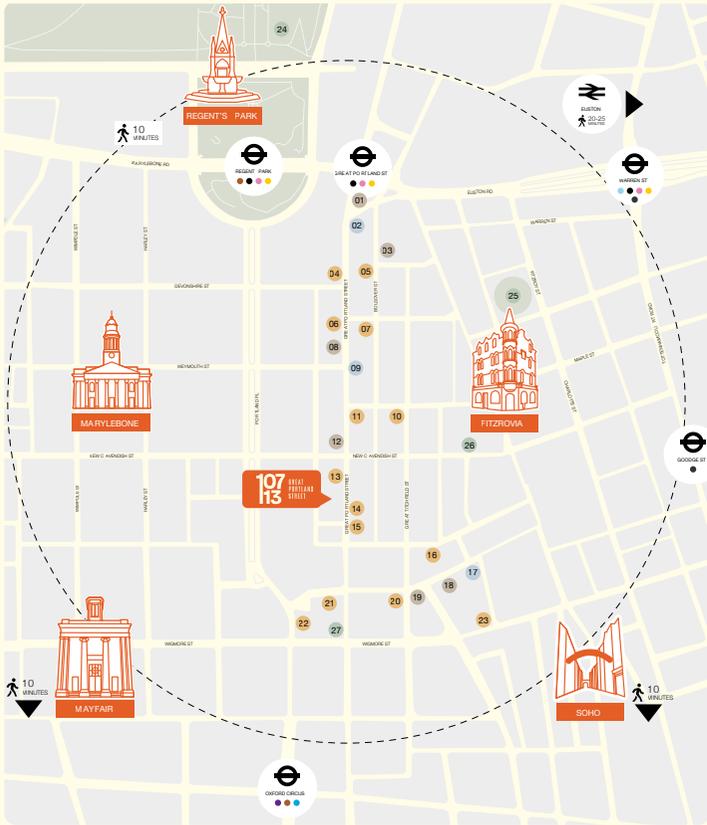
107  
113

GREAT  
PORTLAND  
STREET

107-113 GREAT PORTLAND ST,  
LONDON W1W 6QG



PART OF *fitzrovia*co



## WELCOME TO GREAT PORTLAND STREET

- |  |  |
|--|--|
| 01 Black Sheep Coffee                      | 16 Meraki Greek Restaurant & Bar Fitzrovia |
| 02 The Albany                              | 17 The Green Man                           |
| 03 Peyton and Byrne Bakeries               | 18 Scandinavian Kitchen                    |
| 04 Ibérica Marylebone (PART OF FITZROVIAO) | 19 Kaffeine Coffee                         |
| 05 Honey & Smoke Grill House               | 20 Riding House Fitzrovia                  |
| 06 Kibele Restaurant (PART OF FITZROVIAO)  | 21 Madera at Treehouse London              |
| 07 Dermatino                               | 22 The Wigmore                             |
| 08 Starbucks (PART OF FITZROVIAO)          | 23 Mortimer House Kitchen                  |
| 09 Sixes Social Cricket                    | 24 Regent's Park                           |
| 10 Caravan Fitzrovia Restaurant            | 25 Fitzroy Square Garden                   |
| 11 Clipstone                               | 26 Rumble                                  |
| 12 GAIL's Bakery Great Portland Street     | 27 Psyche Oxford Circus                    |
| 13 Portland (PART OF FITZROVIAO)           |  |
| 14 Sushi Atelier                           |  |
| 15 Kibako London                           |  |

● PUB / BAR    ● COFFEESHOP    ● PARK / GYM    ● RESTAURANT

# DISCOVER WORLD CLASS

# AMENITIES RIGHT AT YOUR DOORSTEP IN FITZROVIA.

Discover the thriving business community on Great Portland Street, situated in the heart of Fitzrovia, a prestigious neighborhood. This central location provides easy access to Soho, Mayfair, and Marylebone, making it perfect for professionals.

With world-class amenities close by and excellent transport links via Euston Station and the Underground, everything you need is conveniently within reach. Plus, enjoy the calm of Regent's Park, just a short walk away. Join the vibrant community and establish your business in one of London's most sought-after areas.



# TIMLESS ARCHITECTURE, CONTEMPORARY WORKSPACE

SPACE AVAILABLE



SUSTAINABILITY FOCUS



TENANT LOUNGE



OWN FRONT DOOR



ORIGINAL ARCHITECTURAL  
FEATURES



CYCLE STORAGE



LOCKERS & SHOWER FACILITY



FULLY FITTED OFFICE SUITES



GREAT CONNECTIVITY

4TH FLOOR  
2,351 sq ft | 30 Desks

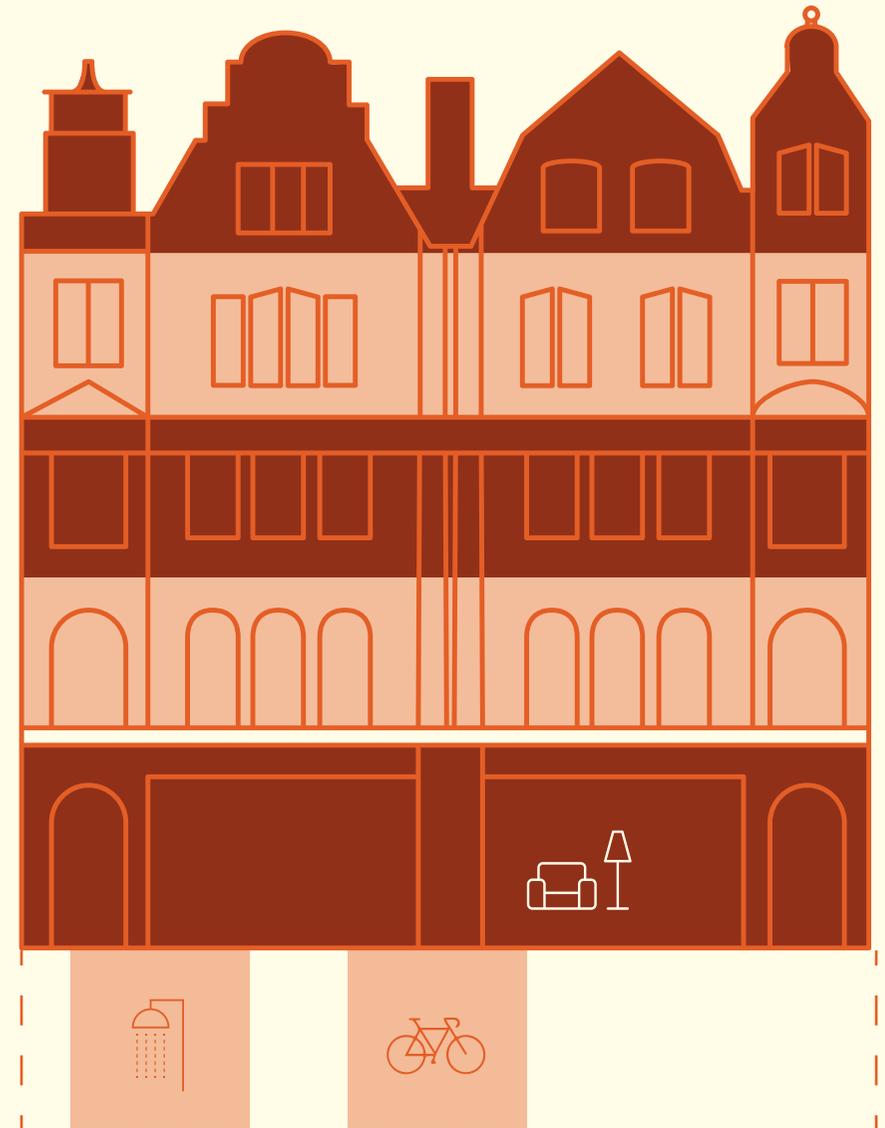
3RD FLOOR  
5,512 sq ft | 24 Desks

2ND FLOOR  
2,570 sq ft | 24 Desks

1ST FLOOR  
2,594 sq ft | 30 Desks

GROUND FLOOR  
RETAIL

BASEMENT  
RETAIL





107 GREAT  
113 PORTLAND  
STREET

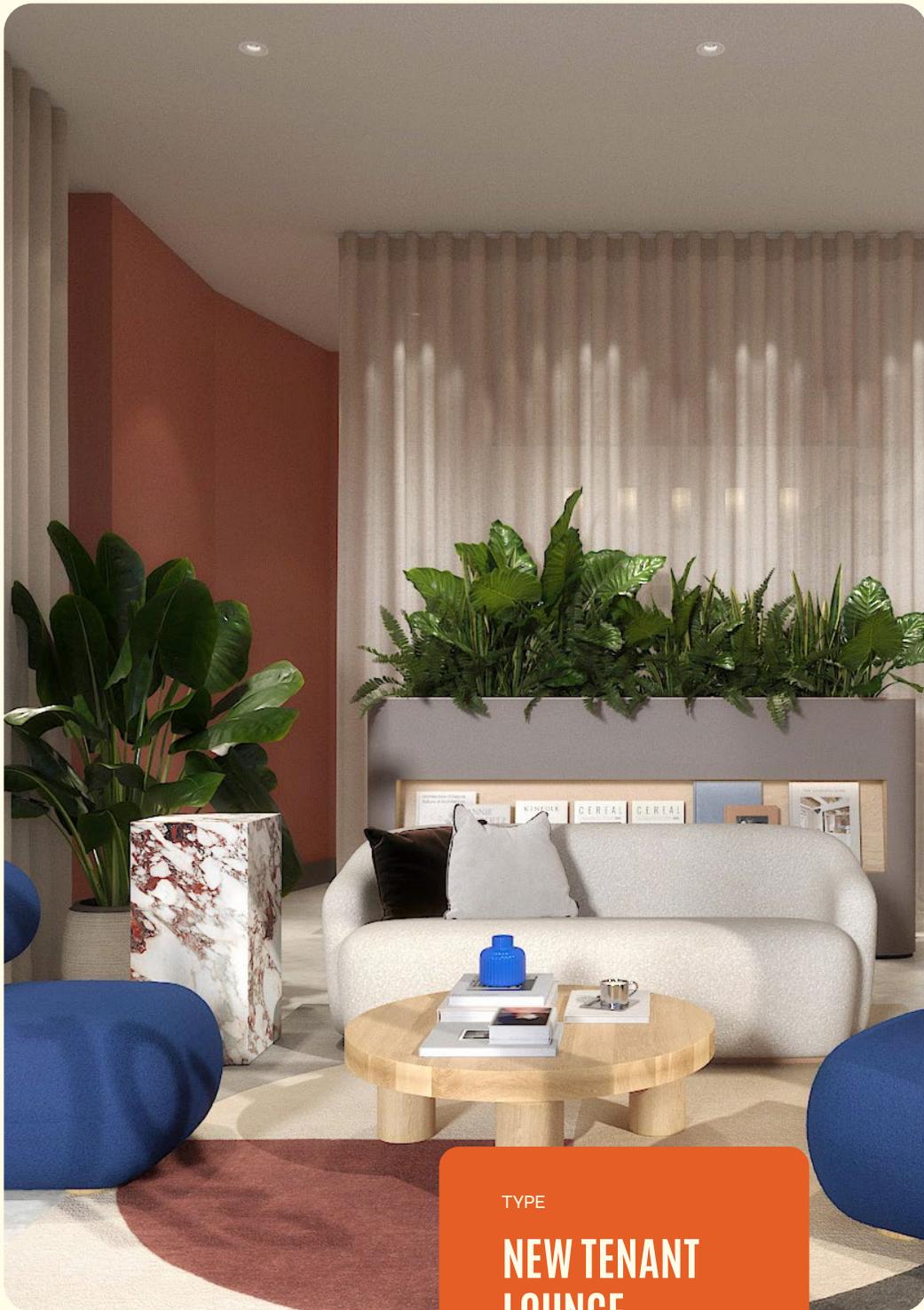
107 GREAT  
113 PORTLAND  
STREET

107  
113

GREAT  
PORTLAND  
STREET

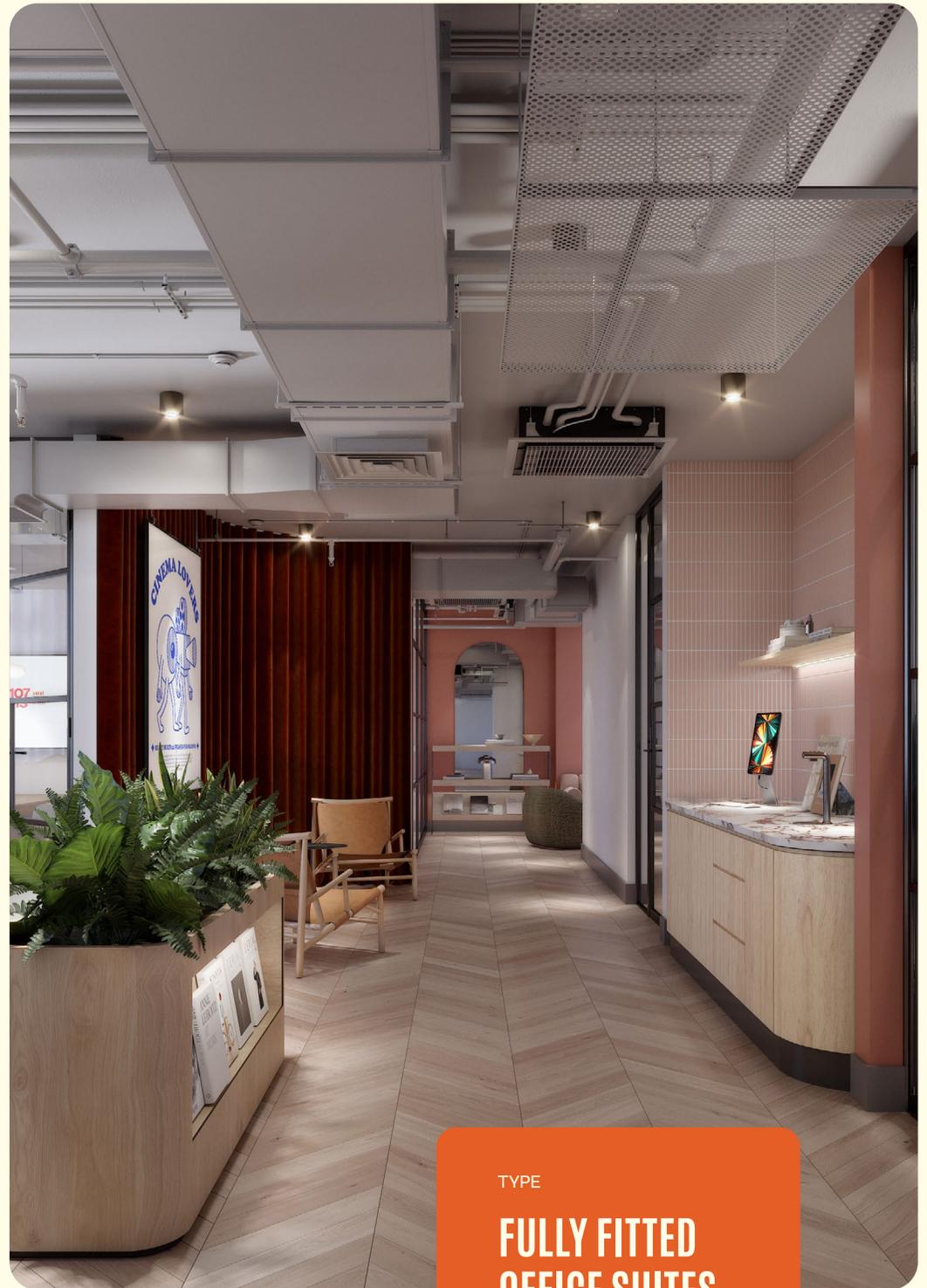
TYPE

NEW TENANT  
LOUNGE



TYPE

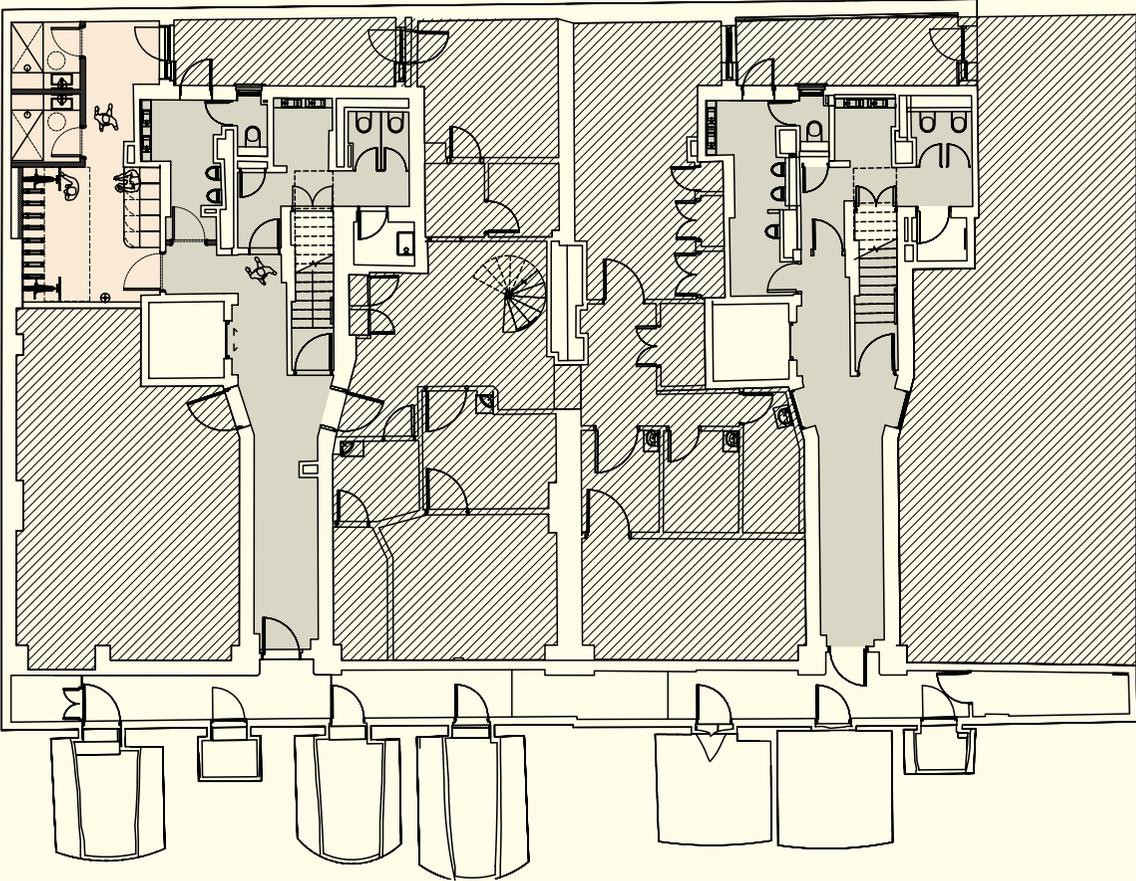
**NEW TENANT  
LOUNGE**



TYPE

**FULLY FITTED  
OFFICE SUITES**

# BASEMENT



## SPECIFICATION

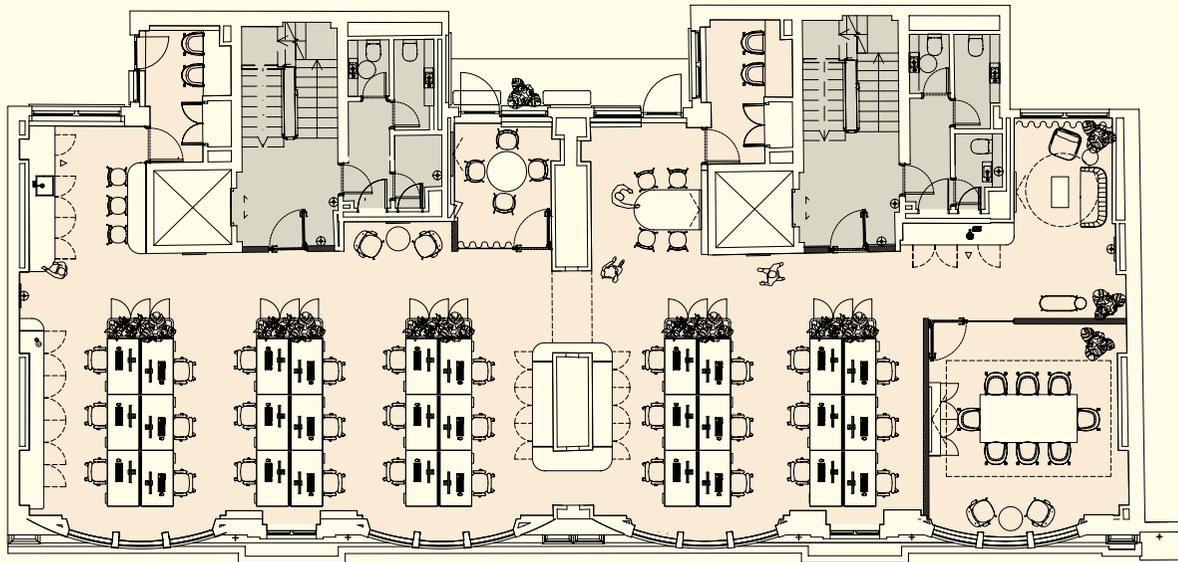


**BREAKOUT**  
2 unisex showers  
10 lockers



**AMENITY**  
10 verticle bike racks

# FIRST FLOOR



# SPECIFICATION



## WORKSTATIONS

30 Fixed Workstations



## MEETINGS

2 x 2-Person Focus Room  
1 x 4-Person Meeting Room  
1 x 8-Person Board Room



## BREAKOUT

Welcome Lounge  
4-Person Breakout  
Soft Seating Meeting



## AMENITY

Welcome Lounge  
Kitchen with Breakfast Bar  
Client Coffee Facility

NIA

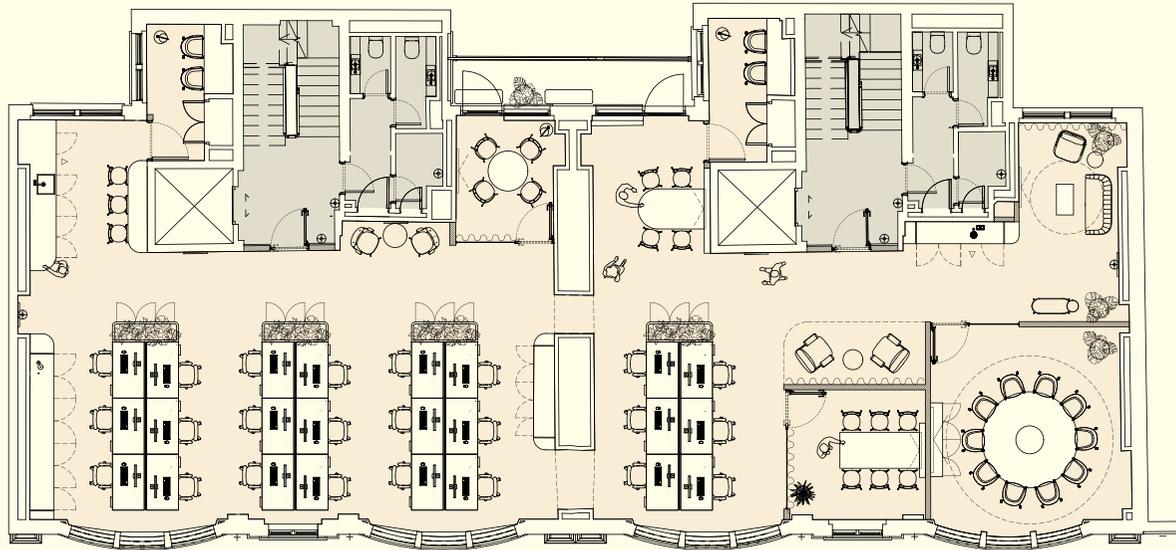
241 SQM /  
2,594 SQFT

EPC



\*Targeted

# SECOND FLOOR



# SPECIFICATION



## WORKSTATIONS

24 Fixed Workstations



## MEETINGS

2 x 2-Person Focus Room  
 1 x 4-Person Meeting Room  
 1 x 6-Person Meeting Room  
 1 x 10-Person Board Room



## BREAKOUT

Welcome Lounge  
 4-Person Breakout  
 Soft Seating Meeting



## AMENITY

Welcome Lounge  
 Kitchen with Breakfast Bar  
 Client Coffee Facility

NIA

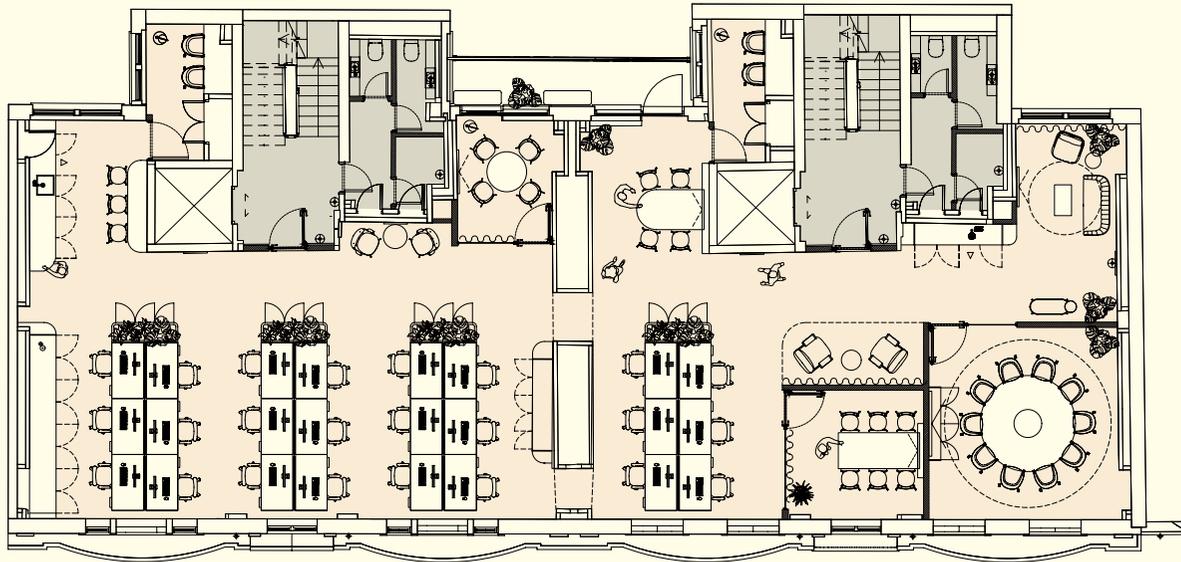
EPC

239 SQM /  
 2,570 SQFT



\*Targeted

# THIRD FLOOR



# SPECIFICATION



## WORKSTATIONS

24 Fixed Workstations



## MEETINGS

2 x 2-Person Focus Room  
 1 x 4-Person Meeting Room  
 1 x 6-Person Meeting Room  
 1 x 10-Person Board Room



## BREAKOUT

Welcome Lounge  
 4-Person Breakout  
 Soft Seating Meeting



## AMENITY

Welcome Lounge  
 Kitchen with Breakfast Bar  
 Client Coffee Facility

NIA

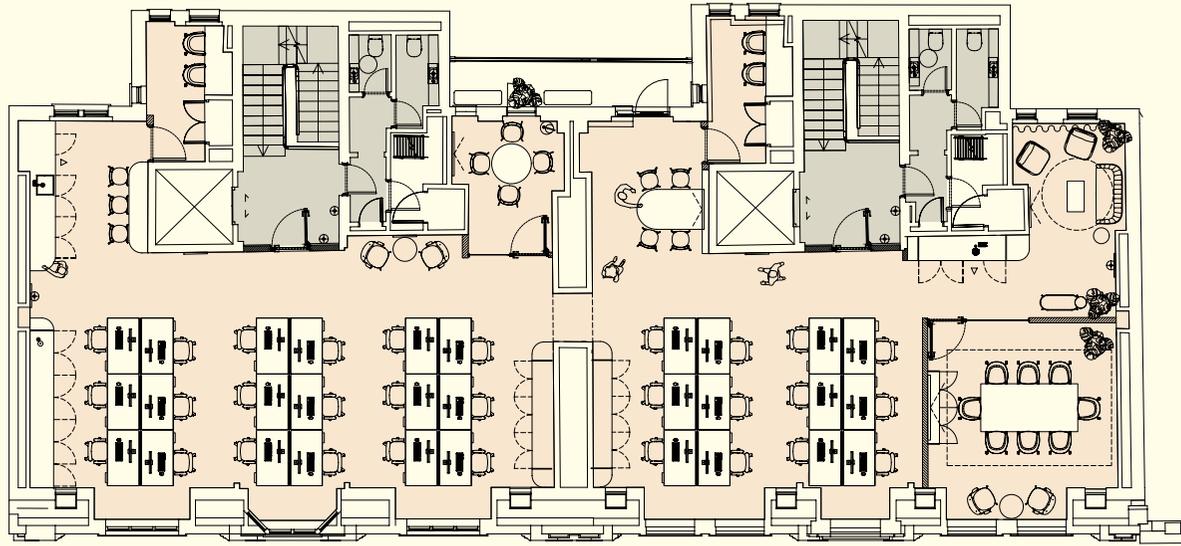
EPC

233 SQM /  
 5,512 SQFT



\*Targeted

# FOURTH FLOOR



# SPECIFICATION



## WORKSTATIONS

30 Fixed Workstations



## MEETINGS

2 x 2-Person Focus Room  
 1 X 4-Person Meeting Room  
 1 X 8-Person Meeting Room



## BREAKOUT

Welcome Lounge  
 4-Person Breakout  
 Soft Seating Meeting



## AMENITY

Welcome Lounge  
 Kitchen with Breakfast Bar  
 Client Coffee Facility

NIA

218 SQM /  
 2,351 SQFT

EPC



\*Targeted

RENT  
POA

TOTAL OUTGOINGS  
POA

RATES  
POA

FIBRE  
FULLY CONNECTED  
PLUG AND PLAY

SERVICE CHARGE  
POA

EPC  
TARGET B+

# 107 113

## GREAT PORTLAND STREET

PART OF

*fitzrovia.co*

MANAGED BY

**Oval**

BRAND BY

**'kin**

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